#### CITY OF WHITEWATER

### PLAN AND ARCHITECTURAL REVIEW COMMISSION

Whitewater Municipal Building Community Room

Joint Community Development Authority and Plan and Architectural Review Commission Meeting

September 15, 2014

## ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION

#### Call to order and roll call.

Chairperson Meyer called the joint meeting of the Community Development Authority and the Plan and Architectural Review Commission to order at 6:30 p.m.

#### Plan Commission

Present: Greg Meyer, Lynn Binnie, Bruce Parker, Sherry Stanek (Alternate), John Tanis (Alternate). Absent: Kristine Zaballos, Karen Coburn, Daniel Comfort. Others: Wallace McDonell (City Attorney), Chris Munz-Pritchard (City Planner).

#### CDA

Present: Henry, Kachel, Knight, Winship, Singer, Parker, Alan. Others: Pat Cannon (CDA Director), Anna Schwarz (Recorder).

# 1) Consideration and discussion of final site plan and Restrictive Covenant approvals for Lavelle Industries LLC site expansion at 1215 E. Universal Blvd.

- a. Planning and Architectural Review Board
  - i. Approval of Restrictive Covenants
    - 1. Site Plan
    - 2. Outdoor storage
    - 3. Landscaping
    - 4. Signs and Billboards
    - 5. Utility Control
- b. City of Whitewater-Community Development Authority
  - i. Approval per City Zoning Ordinance 19.36
    - 1. Site Plan
    - 2. Outdoor storage
    - 3. Landscaping
    - 4. Signs and Billboards
    - 5. Utility Control

City Attorney McDonell explained that the applicant would give their presentation to both the Plan Commission and the CDA. There would be discussion and then voting by first the Plan Commission and then the CDA.

Community Development Director Pat Cannon explained that the Plan Commission has responsibility based on the restrictive covenant over the property in the Business Park, and the CDA has responsibility through Chapter 19.36 for the site plan approval. Each body has responsibility over the same issues, but both documents need to be satisfied. Last week Plan Commission and CDA approved the CSM's and the conceptual plan.

CDA Director Pat Cannon gave a brief overview: The applicant needed a Certified Survey Map in order to purchase the land adjacent to their existing building so they could add a 12,600 sq. ft. addition. They needed more land behind the building due to setback problems. The driveway will come down the east side of the property. The property will be illuminated as they are very concerned about employee safety. The lighting will not exceed the property lines. There will be a berm, a ten foot increase across the property, and four pear trees across the property, which provides a pretty good opacity level. The addition will match the existing building. The storm sewer will be along the east lot line. There is an easement across into the right-of-way to the ponds by the Innovation Center. Other utilities come off Universal Blvd. There will be no monument sign at the back of the property. They want to keep it at the main entrance on Universal Blvd. The back of the property will be for truck entrance only. The applicant would like to get started with footing and foundations this fall for construction over the winter to be operational by spring, April at the latest. Outdoor storage is permitted in the back of the building in an M-1 Zoning District.

Deborah Scheffler, Chief Financial Officer for Lavelle Industries, Inc., stated that they are anxious to get going. She noted that the official name of the company is Lavelle Industries, Inc. They are the one of the last companies to make a full line of made in U.S.A. products for toilet repair items. They hope to expand at their Burlington facility, but are happy to be able to expand their company here in Whitewater.

Roger Jensen (Plant Manager) of Lavelle Industries Inc. gave more detailed information on the construction of the addition. The original building is 120 feet long by 100 feet wide. It was designed to be able to be added on to. They added the exact same size as the original building one year ago and now they are looking to add again instead of leasing a warehouse somewhere else. As they grow, they want to add more product lines. They have about 100 skids in storage in Fort Atkinson right now. They would like to bring those back and add assembly processes. They are very proud of the Whitewater plant with its efficiency and output. The business is booming. This plant draws from the college labor market which gives the students money and allows the company a flexible work force. They are starting out with the warehouse and will add parking where they will not have to move it due to future expansion. The Innovation Center is in their back yard. They will have the dirt berm and will be planting trees that are big and full to help with the second story view. The trees will be disease resistant trees that do not bear fruit. There will be a slight drainage swale by the property line and a big drainage swale along the edge of the building that will go down to a grass swale and meet up with the City storm sewer. The storm water ends up in the pond. They have a full line of toilet repair parts. The company has found that Wisconsin is the place to continue to be and they will do everything they can to stay local.

Plan Commission members voiced concern of the 10 foot berm and that it might be quite an obstacle to take care of. Roger Jensen stated that it was 10 feet from the ditch, the lowest point, so it was more of a slope with the berm being closer to 6 or 7 feet tall. It is 50 feet from the right-of-way line to the peak, so it is still mow able.

Chairperson Meyer opened the hearing to the public. There were no comments. Chairperson Meyer closed the public hearing.

Roger Jensen stated that he was pleased with the cooperation and the speed that the process is moving. They would like more space and as soon as possible.

CDA members and City Staff members were all pleased with everyone's efforts to get this process going. They were all involved from the onset. They thought Lavelle should think about making their corporate headquarters here.

Plan Commission members voted. Moved by Binnie and seconded by Tanis to approve the restrictive covenants. Motion approved by unanimous roll call vote.

CDA Members voted. Moved by Singer and seconded by Alan to approve the site plan and other aspects of the development. Motion approved by unanimous roll call vote.

Moved by Tanis and seconded by Parker to adjourn the Plan Commission meeting. Motion approved by unanimous voice vote.

CDA moved and seconded to adjourn the CDA meeting. Motion approved by unanimous voice vote.

Chairparean Grag Mayor	
Chairperson Greg Meyer	

The meeting adjourned at approximately 7:00 p.m.